Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 ABBEYHILL STREET CLYDE VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$407,000	Property type	Land	Suburb	Clyde
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 ABBEYHILL STREET CLYDE VIC 3978	$661,000	10-Dec-25
15 MYRTLEFORD AVENUE CLYDE VIC 3978	$650,000	23-Jan-26
20 JUBILEE ROAD CLYDE VIC 3978	$681,000	20-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 February 2026

AREASPECIALIST
Stacey Woodfield
M 0403503524
E staceyw@areaspecialist.com.au



7 ABBEYHILL STREET CLYDE VIC 3978

3 2 2

Sold Price RS $661,000 Sold Date 10-Dec-25

Distance 0.04km



15 MYRTLEFORD AVENUE CLYDE VIC 3978

3 2 1

Sold Price RS $650,000 Sold Date 23-Jan-26

Distance 0.23km



20 JUBILEE ROAD CLYDE VIC 3978

3 2 2

Sold Price $681,000 Sold Date 20-Oct-25

Distance 0.38km

RS = Recent sale **UN** = Undisclosed Sale

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